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CONTRACT OF SALE AND PURCHASE OF REAL ESTATE

THIS AGREEMENT, made and executed in duplicate this 20th day of July, 1977, by and between D. RAY WAREHIME and CAROLINE S. WAREHIME, his wife, on behalf of DONNA WAREHIME, minor daughter, of 2324 Feeser Road, Taneytown, Maryland 21787, (Tel. No. 756-6503) hereinafter called Seller, and THOMAS PATRICK FLANAGAN and BARBARA MYERS FLANAGAN, his wife, of Woodsboro, Frederick County, Maryland 21798, (Tel. No. 898-7831) hereinafter called Purchaser, witnesseth:

That the said Seller does hereby bargain and sell unto the said Purchaser, and the latter does hereby purchase from the former, all that lot or parcel of land situate, lying and being on Main Street in Woodsboro, Frederick County, Maryland, and being the same parcel described in the attached copy of Deed, together with the buildings and improvements thereon, being all of the same land conveyed unto DONNA WAREHIME by deed from RALPH G. HOFFMAN, Personal Representative of Marlin L. Shriner Estate, bearing date July 8, 1976, and intended to be recorded among the Land Records of Frederick County, at and for the sum of Forty-Three Thousand Dollars (\$43,000.00) of which Five Hundred Dollars (\$500.00) have been paid prior to the execution of this Agreement and the balance of Forty-Two Thousand, Five Hundred Dollars (\$42,500.00), to be paid at time of final settlement, as herein-after provided.

It is understood and agreed that final settlement shall be made within fifteen (15) days from date of ratification of sale by the Circuit Court for Frederick County, Maryland. Possession of said property has heretofore been given Purchaser and Purchaser shall pay rent at rate of \$ 200 per month from date of taking of possession until date of final settlement. Purchaser shall also pay for all utilities and maintenance from date of taking of possession.